

<b>Location:</b>	2935 Market Street (APN: 005 -4520-005-00). (See map on reverse)
<b>Proposal:</b>	To allow the sale of beer and wine (Type 41 ABC License) at a full service restaurant “Spinning Dough”. Hours of operation will be seven days a week 11:30am -9:00pm.
<b>Applicant:</b>	Jeffery K. Chin
<b>Owner:</b>	Hsien Chu
<b>Planning Permits Required:</b>	Major Conditional Use Permit to serve alcoholic beverages at a Full Service Restaurant Commercial Activity located along a ‘restricted street’ (OMC Sec. 17.103.030.B.2)
<b>General Plan:</b>	Community Commercial
<b>Zoning:</b>	CC-2 Community Commercial 2 Zone
<b>Environmental Determination:</b>	Exempt, Section 15301 of the State CEQA Guidelines: Existing Facilities (operation); Section 15183: Projects Consistent with a Community Plan, General Plan or Zoning
<b>Historic Status:</b>	Potentially Designated Historic Property (PDHP) D3
<b>City Council District:</b>	3
<b>Staff Recommendation:</b>	Decision based on staff report
<b>Finality of Decision:</b>	<i>Appealable to City Council</i>
<b>For Further Information:</b>	Contact case planner <b>Jose M. Herrera-Preza</b> , at (510) 238-3808 or <a href="mailto:jherrera@oaklandnet.com">jherrera@oaklandnet.com</a>

**SUMMARY**

The applicant requests Planning Commission approval of a Major Conditional Use Permit to allow a Type 41 ABC (Alcohol Beverage Control) license for the sale of “beer and wine” in conjunction with a full service restaurant “Spinning Dough” located within 100 feet of an alcohol restricted street (San Pablo Avenue).

Staff recommends the approval of the Major Conditional Use permit for the sale of Beer and Wine within a Full service restaurant.

**BACKGROUND**

Under the Oakland Planning Code, full service restaurants are allowed to sell alcoholic beverages with no additional zoning approvals, similar to an accessory use; the exception is for establishments located along “restricted streets,” including San Pablo Avenue between Highway 980 and 580. The subject site is located in Police Beat 07X. The beat’s boundary runs along San Pablo Avenue and directly across the street to the north from Police Beat 08X. This review took the step of presenting the item, with the applicant in attendance, to the Neighborhood Crime Prevention Councils (NCPCs) for both police beats.

**PROJECT DESCRIPTION**

The “Spinning Dough”, a full-service restaurant, has been open to the public since February 3, 2017 and occupies a 1,600 square-foot commercial space with a 700 square foot dining room with 8 tables and 30 chairs (approximate). The applicant has requested hours of operation from 11:30am-9:30pm seven days a week. The applicant has experience operating restaurants throughout the Bay Area.

# CITY OF OAKLAND PLANNING COMMISSION



Case File: PLN17009  
Applicant: Jeffery K. Chin  
Address: 2935 Market Street  
Zone: CC-2

**PROPERTY DESCRIPTION**

The subject property is a 3,107 square foot interior parcel near the intersection of San Pablo Avenue and Market Street. The site contains a two-story Mission Revival commercial building recognized by the Oakland Cultural Survey to be a well preserved example of a 1920's mission revival building with a historic rating of D3. The property is adjacent to small scale commercial businesses on the San Pablo Avenue and a mixture of auto repair businesses and medium-density residences on Market Street.

**GENERAL PLAN ANALYSIS**

The premises is located in a Community Commercial area of the General Plan's Land Use & Transportation Element (LUTE). The intent of the area is: *"To identify, create, maintain, and enhance areas suitable for a wide variety of commercial and institutional operations along the City's major corridors and in shopping districts or centers."* The property is in a 'Grow and Change' area on the LUTE's Strategy Diagram. The proposal conforms to the area's intent and strategy and to the following Goals and Policies of the LUTE:

**Industry and Commerce Goals**

- Ensure that the Oakland community has access to a wide variety of goods and services, meeting daily and long term needs.

Policy I/C3.2 Enhancing Business Districts.

Retain and enhance clusters of similar types of commercial enterprises as the nucleus of distinctive business districts, such as the existing new and used automobile sales and related uses through urban design and business retention efforts.

Policy I/C3.4 Strengthened Vitality.

The vitality of existing neighborhood mixed use and community commercial areas should be strengthened and preserved.

Enhancing a full service restaurant by allowing liquor to be served with meals is therefore consistent with the General Plan. Additional considerations are discussed in the Key Issues And Impacts section of this report.

**ZONING ANALYSIS**

The premises are located in a CC-2 Community Commercial Zone - 2. The intent of the CC Zones is: *"to create, maintain and enhance areas suitable for a wide variety of commercial and institutional operations along the City's major corridors and in shopping districts or centers."* The intent of the CC-2 Zone is *"to create, maintain, and enhance areas with a wide range of commercial businesses with direct frontage and access along the City's corridors and commercial areas."* The proposal is consistent with this intent and with the following purpose of the zoning regulations:

*To advance Oakland's position as a regional center of commerce, industry, recreation, and culture (OMC Sec. 17.07.030(B))*

Enhancing a full service restaurant by allowing liquor to be served with meals is consistent with these intents contained in the Planning Code. Additional considerations are discussed in the Key Issues And Impacts section of this report.

A Conditional Use Permit for the sale of alcoholic beverages at any full-service restaurant on a restricted street is required by Section 17.103.030 (this Section also defines San Pablo Avenue as one of the City's restricted street). Section 17.134.020 of the Planning Code states that a Conditional Use Permit involving alcohol is major and must be decided by the Planning Commission.

## **ENVIRONMENTAL DETERMINATION**

The California Environmental Quality Act (CEQA) Guidelines categorically exempts specific types of projects from environmental review. Section 15301 of the State CEQA Guidelines exempts project involving *operation of existing private...facilities*. The proposal to serve beer and wine at a full service restaurant located in a commercial district meets this description: the project would constitute operation of an existing private facility. Separate and independent, the Project is also exempt per CEQA Guidelines Section 15183: Projects Consistent with a Community Plan,

The project is therefore exempt from Environmental Review.

## **KEY ISSUES AND IMPACTS**

Staff recommends approval of the Conditional Use Permit for alcohol sales on a restricted street. The major Conditional Use Permit for alcohol beverage sales on a restricted street is intended to ensure that a restaurant located on a corridor historically deemed to be high in crime not be operated as a bar and result in nuisances associated with such establishments. However, the project site is not in an over-concentrated area in terms of reported crime in the Police Beat as defined by the Planning Code. Further, conditions of approval, a sample menu, and floor plans submitted to the City ensure that the establishment will be operated as a primarily a full-service restaurant, not as a bar, and with adequate oversight. When the project is viewed in its entirety, the sale of alcoholic beverage is only a small portion of the project and with conditions of approval.

**RECOMMENDATIONS:**

1. Affirm staff's environmental determination.
2. Approve the Major Conditional Use Permit subject to the attached findings and conditions.

Prepared by:



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Jose M. Herrera-Preza  
Planner II


Reviewed by:



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Scott Miller  
Zoning Manager

Approved for forwarding to the  
City Planning Commission:



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Darin Ranelletti, Interim Director  
Department of Planning and Building

**ATTACHMENTS:**

- A. Findings for Approval
- B. Conditions of Approval
- C. Project Plans
- D. Plans/photographs
- E. Menu

**Attachment A**

**FINDINGS FOR APPROVAL**

This proposal meets the required findings under Conditional Use Permit Procedure/General Use Permit Criteria (OMC Sec. 17.134.050) and Special Regulations Applying To Certain Establishments Selling Alcoholic Beverages (OMC Sec. 17.102.210(A)) under the Planning Code (Title 17), as set forth below. Required findings are shown in bold type; explanations as to why these findings can be made are in normal type.

**CONDITIONAL USE PERMIT PROCEDURE/GENERAL USE PERMIT CRITERIA (OMC SEC. 17.134.050)**

- A. That the location, size, design, and operating characteristics of the proposed development will be compatible with and will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood, with consideration to be given to harmony in scale, bulk, coverage, and density; to the availability of civic facilities and utilities; to harmful effect, if any, upon desirable neighborhood character; to the generation of traffic and the capacity of surrounding streets; and to any other relevant impact of the development.**

The proposal involves the granting of a Major Conditional Use Permit for the sale of alcoholic beverages at a full service restaurant located on Market Street, within 20' of San Pablo Avenue, which is a restricted street for the sale of alcohol. The proposed restaurant will have hours of operation from 11:30am to 9:00pm Sunday – Monday with the sale of alcoholic beverages beginning no earlier than 11:30am.

The premise is located in a CC-2 Community Commercial Zone – 2. The intent of the CC Zones is: *“to create, maintain and enhance areas suitable for a wide variety of commercial and institutional operations along the City’s major corridors and in shopping districts or centers.”* The intent of the CC-2 Zone is: *“to create, maintain, and enhance areas with a wide range of commercial businesses with direct frontage and access along the City’s corridors and commercial areas.”* The sale of beer and wine at a full service restaurant is consistent with this intended neighborhood character.

Conditions of approval to reduce the potential for nuisances such as noise, loitering, and littering are incorporated into this report. Conditions will also ensure the restaurant operates a kitchen at all times and only sell alcoholic beverages for onsite consumption and with food.

- B. That the location, design, and site planning of the proposed development will provide a convenient and functional living, working, shopping, or civic environment, and will be as attractive as the nature of the use and its location and setting warrant.**

The project involves the addition of beer and wine to the menu of an existing full service restaurant that has successfully operated in an area of West Oakland that is rapidly expanding in the number of restaurants. The “Spinning Dough” specializes in gourmet pizzas, wings and organic salads where the addition of beer and wine will complement the menu and offer the residents and businesses in the neighborhood an attractive food option.

- C. That the proposed development will enhance the successful operation of the surrounding area in its basic community functions, or will provide an essential service to the community or region.**

The restaurant employs five full time local employees and hopes to add additional staff in the future. The restaurant is located in an area of the City that is need of successful food service options for nearby business and residents that have traditionally been required to drive to Emeryville to enjoy similar food service options.

- D. That the proposal conforms to all applicable design review criteria set forth in the design review procedure at Section 17.136.050.**

The proposal does not require any exterior changes and, therefore, is not subject to design review.

- E. That the proposal conforms in all significant respects with the Oakland Comprehensive Plan and with any other applicable plan or development control map which has been adopted by the City Council.**

As discussed in the Report, and hereby incorporated by reference, the proposal conforms to the area's intent and strategy and to the Goal and Policies of the LUTE.

**SPECIAL REGULATIONS APPLYING TO CERTAIN ESTABLISHMENTS SELLING ALCOHOLIC BEVERAGES (OMC SEC. 17.102.210(A))**

- 1. That the proposal will not contribute to undue proliferation of such uses in an area where additional ones would be undesirable, with consideration to be given to the area's function and character, problems of crime and loitering, and traffic problems and capacity;**

The proposal is to allow a new full service restaurant in an existing building to serve beer and wine. The new establishment will have hours of operation from 11:30am to 9:00pm with sale of alcoholic beverages beginning no earlier than 11:30am. Conditions of approval will ensure nuisances such as noise, loitering, and littering is avoided. Conditions will also ensure the restaurant operates a kitchen at all times and only sell alcoholic beverages for onsite consumption with food and submits to a six month compliance review. Therefore, conditions of approval will ensure that the establishment is a well run full service restaurant only. Enhancing a full service restaurant by allowing liquor to be served with meals is consistent with the Planning Code.

- 2. That the proposal will not adversely affect adjacent or nearby churches, temples, or synagogues; public, parochial, or private elementary, junior high, or high schools; public parks or recreation centers; or public or parochial playgrounds;**

The site is not adjacent to civic uses.

**3. That the proposal will not interfere with the movement of people along an important pedestrian street;**

The proposal consists of serving beer and wine in an existing restaurant in an existing commercial building and will not interfere with the flow of pedestrians along the public right-of-way.

**4. That the proposed development will be of an architectural and visual quality and character which harmonizes with, or where appropriate enhances, the surrounding area;**

The proposal involves an existing restaurant in an existing building, with no exterior changes.

**5. That the design will avoid unduly large or obtrusive Signs, bleak unlandscaped parking areas, and an overall garish impression**

The proposal does not involve signage, on-site parking, or exterior modifications. Conditions of approval will ensure no alcoholic beverage signage is displayed.

**6. That adequate litter receptacles will be provided where appropriate;**

The proposal is for a full service restaurant where patrons will dine on site; as conditioned, restaurant staff will clean any litter in the public right-of-way fronting the establishment daily.

**7. That where the proposed use is in close proximity to residential uses, and especially to bedroom windows, it will be limited in hours of operation, or designed or operated, so as to avoid disruption of residents' sleep between the hours of ten (10) p.m. and seven (7) a.m. The same criteria shall apply to all conditional use permits required by subsection B of this section for sale of alcoholic beverages at full service restaurants.**

The premise is along a major commercial corridor. The property does not abut residences located on Market Street and the hours of operation are 11:30am to 9:00pm.

**8. That proposals for new Fast-Food Restaurants must substantially comply with the provisions of the Oakland City Planning Commission "Fast-Food Restaurant--Guidelines for Development and Evaluation" (OCPD 100-18).**

The proposal does not involve a fast food restaurant.



**Attachment B**

**CONDITIONS OF APPROVAL**

**1. Approved Use**

The project shall be constructed and operated in accordance with the authorized use as described in the approved application materials, **PLN17009** and the approved plans **dated January 9, 2017**, as amended by the following conditions of approval and mitigation measures, if applicable (“Conditions of Approval” or “Conditions”).

**2. Effective Date, Expiration, Extensions and Extinguishment**

This Approval shall become effective immediately, unless the Approval is appealable, in which case the Approval shall become effective in ten calendar days unless an appeal is filed. Unless a different termination date is prescribed, this Approval shall expire **two years** from the Approval date, or from the date of the final decision in the event of an appeal, unless within such period all necessary permits for construction or alteration have been issued, or the authorized activities have commenced in the case of a permit not involving construction or alteration. Upon written request and payment of appropriate fees submitted no later than the expiration date of this Approval, the Director of City Planning or designee may grant a one-year extension of this date, with additional extensions subject to approval by the approving body. Expiration of any necessary building permit or other construction-related permit for this project may invalidate this Approval if said Approval has also expired. If litigation is filed challenging this Approval, or its implementation, then the time period stated above for obtaining necessary permits for construction or alteration and/or commencement of authorized activities is automatically extended for the duration of the litigation.

**3. Compliance with Other Requirements**

The project applicant shall comply with all other applicable federal, state, regional, and local laws/codes, requirements, regulations, and guidelines, including but not limited to those imposed by the City’s Bureau of Building, Fire Marshal, and Public Works Department. Compliance with other applicable requirements may require changes to the approved use and/or plans. These changes shall be processed in accordance with the procedures contained in Condition #4.

**4. Minor and Major Changes**

- a. Minor changes to the approved project, plans, Conditions, facilities, or use may be approved administratively by the Director of City Planning
- b. Major changes to the approved project, plans, Conditions, facilities, or use shall be reviewed by the Director of City Planning to determine whether such changes require submittal and approval of a revision to the Approval by the original approving body or a new independent permit/approval. Major revisions shall be reviewed in accordance with the procedures required for the original permit/approval. A new independent permit/approval shall be reviewed in accordance with the procedures required for the new permit/approval.

**5. Compliance with Conditions of Approval**

- a. The project applicant and property owner, including successors, (collectively referred to hereafter as the “project applicant” or “applicant”) shall be responsible for compliance with all the Conditions of Approval and any recommendations contained in any submitted and approved technical report at his/her sole cost and expense, subject to review and approval by the City of Oakland.

- b. The City of Oakland reserves the right at any time during construction to require certification by a licensed professional at the project applicant's expense that the as-built project conforms to all applicable requirements, including but not limited to, approved maximum heights and minimum setbacks. Failure to construct the project in accordance with the Approval may result in remedial reconstruction, permit revocation, permit modification, stop work, permit suspension, or other corrective action.
- c. Violation of any term, Condition, or project description relating to the Approval is unlawful, prohibited, and a violation of the Oakland Municipal Code. The City of Oakland reserves the right to initiate civil and/or criminal enforcement and/or abatement proceedings, or after notice and public hearing, to revoke the Approval or alter these Conditions if it is found that there is violation of any of the Conditions or the provisions of the Planning Code or Municipal Code, or the project operates as or causes a public nuisance. This provision is not intended to, nor does it, limit in any manner whatsoever the ability of the City to take appropriate enforcement actions. The project applicant shall be responsible for paying fees in accordance with the City's Master Fee Schedule for inspections conducted by the City or a City-designated third-party to investigate alleged violations of the Approval or Conditions.

**6. Signed Copy of the Approval/Conditions**

A copy of the Approval letter and Conditions shall be signed by the project applicant, attached to each set of permit plans submitted to the appropriate City agency for the project, and made available for review at the project job site at all times.

**7. Blight/Nuisances**

The project site shall be kept in a blight/nuisance-free condition. Any existing blight or nuisance shall be abated within 60 days of approval, unless an earlier date is specified elsewhere.

**8. Indemnification**

- a. To the maximum extent permitted by law, the project applicant shall defend (with counsel acceptable to the City), indemnify, and hold harmless the City of Oakland, the Oakland City Council, the Oakland Redevelopment Successor Agency, the Oakland City Planning Commission, and their respective agents, officers, employees, and volunteers (hereafter collectively called "City") from any liability, damages, claim, judgment, loss (direct or indirect), action, causes of action, or proceeding (including legal costs, attorneys' fees, expert witness or consultant fees, City Attorney or staff time, expenses or costs) (collectively called "Action") against the City to attack, set aside, void or annul this Approval or implementation of this Approval. The City may elect, in its sole discretion, to participate in the defense of said Action and the project applicant shall reimburse the City for its reasonable legal costs and attorneys' fees.
- b. Within ten (10) calendar days of the filing of any Action as specified in subsection (a) above, the project applicant shall execute a Joint Defense Letter of Agreement with the City, acceptable to the Office of the City Attorney, which memorializes the above obligations. These obligations and the Joint Defense Letter of Agreement shall survive termination, extinguishment, or invalidation of the Approval. Failure to timely execute the Letter of Agreement does not relieve the project applicant of any of the obligations contained in this Condition or other requirements or Conditions of Approval that may be imposed by the City.

**9. Severability**

The Approval would not have been granted but for the applicability and validity of each and every one of the specified Conditions, and if one or more of such Conditions is found to be invalid by a court of competent jurisdiction this Approval would not have been granted without requiring other valid Conditions consistent with achieving the same purpose and intent of such Approval.

**SPECIFIC CONDITIONS RELATED TO ALCOHOL BEVERAGE SALES**

**10. Alcoholic Beverage Sales**

**a. Additional Permits Required**

***Prior to commencement of activity***

A type 41 license shall be obtained from the ABC. The license must be obtained from existing stock within the City limits to the extent practicable pursuant to City Council Resolution No. 75490 (2000). This use shall conform to all provisions of the State ABC license. The state license and state conditions shall be posted along with these Conditional Use Permit conditions in a place visible to the public. This use shall also conform to all State Retail Operating Standards, Section 25612.5 of the Business and Professions Code and local Performance Standards, Section 15210, where applicable including any future changes in the above regulations. The intent of these standards is to reduce nuisance, litter, loitering, and crime associated with alcohol outlets. The City Conditions of Approval shall be forwarded to the Department of Alcoholic Beverage Control.

**b. ABAT Registration**

The operator shall register with the Police Department's Alcoholic Beverage Action Team and adhere to their regulations.

**c. Deemed Approved Alcoholic Beverage Sale Regulations**

The applicant and proprietor voluntarily agree to conform to the Oakland Planning Code Deemed Approved Alcoholic Beverage Sale Regulations (OMC Sec. 17.156).

**d. Crime Prevention Through Environmental Review (CPTED)**

The applicant shall request a CPTED review from the Oakland Police Department's Alcoholic Beverage Action Team (ABAT) and shall implement all recommendations to the extent practicable.

**e. Neighborhood outreach**

The business operator shall be accessible to neighbors wishing to register complaints against the business and shall work to eliminate any nuisances related to the business as reported by neighbors. The establishment shall display signage inside the building and next to the exit discouraging the patrons from generating nuisances outdoors both fronting the building and within the neighborhood. The establishment shall display signage at the front entrance and behind the bar offering contact numbers for both the establishment and the City (CEDA Code Compliance at (510)238-3381 and OPD non-emergency at (510)777-3333) for the purpose of reporting nuisances.

**f. Location and manner of alcohol consumption**

Alcohol sale is on-sale, for on-site consumption only.

**g. Hours of Alcohol Sale**

Hours of alcohol sales are limited to the following: Monday through Sunday 11:30pm to 9:00pm. No alcoholic beverages shall be sold within fifteen minutes prior to closing time. Food shall be available at all hours alcohol is sold.

**11. Facility Management**

**a. Signage**

***Within 30 days of the date of decision and ongoing***

At least one sign (one square foot maximum) shall be posted and maintained in a legible condition at each public entrance to the building prohibiting littering and loitering. Required signage prohibiting open containers and drinking in public shall also be maintained in legible condition near each public entrance to bar. The "No Open Container" signs are available from the cashier located on the second floor of 250 Frank H. Ogawa Plaza.

**b. Advertising signage**

No product advertising signage (such as neon beer signs) or banners (such as happy hour advertisements) may be displayed.

**c. Building Code Upgrades**

***Prior to commencing approved activities***

The applicant shall obtain Building Permits and construct any building upgrades required to comply with the Building Code for occupancy requirements; it may be the case that no upgrades are required.

**d. Modifications**

***Prior to submitting for a building permit & ongoing***

All business signage and/or exterior alterations shall require Planning and Zoning Division approval.

**e. Loitering**

The owner, manager, and employees of this establishment shall make appropriate efforts to discourage loitering from the premises including calling the police to ask that they remove loiters who refuse to leave. Persons hanging around the exterior of the establishment with no apparent business for more than ten minutes shall be asked to leave. Techniques discussed in the manual entitled "Loitering: Business and Community Based Solutions" may be used and are recommended by the Alcoholic Beverage Action Team.

**g. Odor**

Staff shall eliminate outdoor odors by refraining from purposefully breaking defective bottles outside and by immediately washing spillage from bottles broken accidentally.

**h. Graffiti**

Graffiti shall be removed from the premises within 72 hours (3 days) of application.

**i. Trash and litter**

The licensees/property owners shall clear the gutter and sidewalks along San Pablo Avenue plus twenty feet beyond the property lines along this street of litter twice daily or as needed to control litter. In addition to the requirements of B&P Code Section 25612.5 (sweep or mechanically clean weekly), the licensee shall clean the sidewalk with steam or equivalent measures once per month. The business shall utilize a recycling program.

**j. Noise**

The City Noise Ordinance (OMC Sec. 8.18.010) and Performance Standards (OMC Sec. 17.20.050) shall be observed for noise emanating from within the establishment from any source of recorded music and from patrons as well as from outdoor noise from patrons.

**k. Smoking**

The City Smoking Ordinance shall apply (OMC Sec. 8.30). Smoking shall only be located in the front of the building on the public sidewalk 25-feet to the north (left) of the doorway only due to the proximity of neighbors on-site to the rear and right of the building and State law. Ashtrays shall be provided adjacent to the entrance to prevent littering of cigarette butts. The establishment shall provide signage inside the building and next to the exit to direct patrons to the proper location for smoking. No smoking shall be permitted in the rear yard area.

**12. Compliance hearings**

Six months after the date of issuance of the ABC license, the applicant shall initiate /schedule and attend a meeting with the Zoning staff to review any complaints or other known issues that have arisen during the first 6 months of operation under this permit. If Zoning or Code Compliance staff are aware of complaints that would indicate significant non-compliance with any Conditions of Approval, the applicant shall submit for, and pay all appropriate fees consistent with the Master Fee Schedule, and such review will be concluded in the process provided for under Oakland Planning Code, which may include referral to the Planning Commission.

**Applicant Statement**

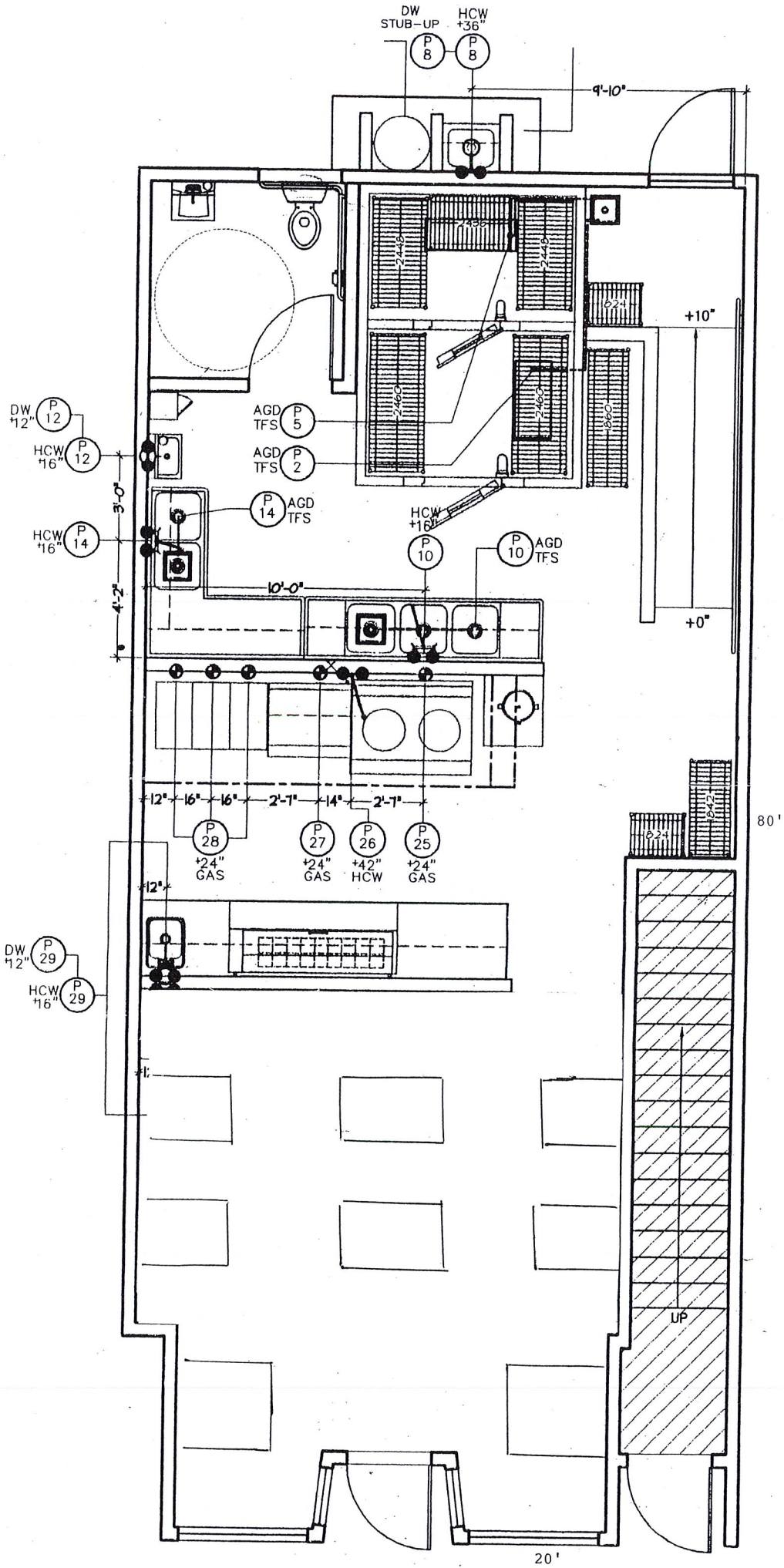
I have read and accept responsibility for the Conditions of Approval. I agree to abide by and conform to the Conditions of Approval, as well as to all provisions of the Oakland Planning Code and Oakland Municipal Code pertaining to the project.

\_\_\_\_\_  
Name of Project Applicant

\_\_\_\_\_  
Signature of Project Applicant

\_\_\_\_\_  
Date

Attachment C



A photograph of a dining area. In the foreground, there is a wooden table with a dark top and a lighter, textured base. Several wooden chairs with curved backs are arranged around it. In the background, another wooden table and chairs are visible. The wall is made of vertical wooden planks. On the wall, there is a circular logo with a red border and the word "CINCINNATI" in the center, surrounded by Roman numerals. Below the logo is a long, horizontal wooden key. The floor is made of wooden planks. A white rectangular box with the text "Attachment D" is overlaid on the bottom left of the image.

**Attachment D**











March 8, 2017

Jose Herrera  
City of Oakland  
250 Frank H. Ogawa  
Oakland, CA 94612

## ATTACHMENT E

Dear Jose,

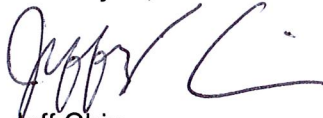
Spinning Dough opened it's doors on February 3, 2017. We are a fine dining restaurant that seats 30. We focus on gourmet pizzas, baked wings and organic salads.

We are located in a rapidly expanding area in West Oakland, near Emeryville. The outlook is promising. This area needs a warm and friendly place with excellent food.

The hours of operations are 11:30 am to 9 pm seven days a week. We currently have 5 employees but will be hiring additional staff in the near future.

Thank you for your time in reviewing my application for a beer and wine license.

Thank you,



Jeff Chin

# SPINNING DOUGH

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*Our menu utilizes only organic and local ingredients whenever possible.*

*All items are made to order*

## OUR SPECIALTY PIZZAS

### MARGARITA 24

Tomatoes – mozzarella – fresh basil

### FUNGO 26

Chicken of the wood mushrooms – tomatoes – feta cheese

### MELANZAN 26

Roasted eggplant – cubanelle pepper – pesto

### PANCETTA DI MAIALE 28

Roasted pork belly – roasted garlic – ricotta

### PEPERONI 26

Pepperoni – blended cheeses

### SPINACI 28

Baby spinach – red onions – goat cheese

### SALSICCIA 28

Fennel sausage – artichoke hearts

### SALMONE 29

Salmon – chive crème fraiche

### PROSCIUTTO 29

Prosciutto – arugula – parmesan

# SPINNING DOUGH

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*Our menu utilizes only organic and local ingredients whenever possible.*

*All items are made to order*

## SALADS

### CAESAR 9

Romaine lettuce – croutons – parmesan

### KALE SALAD 9

Apples slices – toasted almonds – parmesan

### BABY SPINACH 9

Baby spinach – pecans – goat cheese

## BEVERAGES

### DRINKS 3

20oz

Coke®, Diet Coke®, Sprite®, Root Beer or Iced Tea

### BOTTLED BEERS

Beck's (Non-Alcoholic) 4

Fat Tire 6

Full Sail 6

Sculpin 6

Stella Artois 6

Seasonal Beers 7